

REPORT OF THE COMMITTEE ON ZONING AND HOUSING

Voting Members:

Kymberly Marcos Pine, Chair; Carol Fukunaga, Vice-Chair;
Ikaika Anderson, Michael Formby, Ron Menor, Heidi Tsuneyoshi

Committee Meeting Held
February 28, 2019

Honorable Ann H. Kobayashi
Interim Chair, City Council
City and County of Honolulu

Madam Chair:

Your Committee on Zoning and Housing, to which was referred Bill 95 (2018) entitled:

"A BILL FOR AN ORDINANCE TO REZONE LAND SITUATED AT MOANALUA, OAHU, HAWAII,"

which passed Second Reading at the February 13, 2019 Council meeting, reports as follows:

The purpose of Bill 95 (2018) is to rezone approximately 2.769 acres of land situated at 511 Main Street, Honolulu, Oahu, Hawaii on the Joint Base Pearl Harbor-Hickam from the F-1 Military and Federal Preservation District to the R-5 Residential District at the request of the Roman Catholic Church in the State of Hawaii (the "Applicant") to update the Property's zoning to reflect its change in ownership from Federal to private. The Applicant plans to continue the site's existing uses as a meeting facility (church), ohana center, and rectory, and does not anticipate additional uses or structures at this time.

Your Committee finds that the Planning Commission, after a public hearing on the zone change request held on November 14, 2018, at which no written or oral testimony was received, voted to recommend approval of the rezoning in concurrence with the recommendation of the Department of Planning and Permitting ("DPP") in the Attachment to Departmental Communication 784 (2018).

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON **MAR 8 2019**

COMMITTEE REPORT NO. **60**

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Your Committee finds that at a public hearing held on February 13, 2019 by the City Council, no public testimony was received to the proposed rezoning.

In Committee Report No. 41, which the Council adopted at its meeting on February 13, 2019, your Committee discussed the conditions recommended by the DPP to be included in a Unilateral Agreement for this rezoning, as set forth in the Attachment to Departmental Communication 784 (2018). Attached hereto is a proposed Unilateral Agreement (draft dated 1/31/19) submitted by the Applicant. The proposed Unilateral Agreement reflects the foregoing conditions.

At your Committee's meeting on February 28, 2019, no public oral or written testimony was received on the proposed zone change.

Your Committee finds that the conditions recommended by the DPP to be included in the Unilateral Agreement for this rezoning are in conformance with the criteria specified in Section 21-2.80 (b) and (c) of the Revised Ordinances of Honolulu 1990 ("ROH"). In particular, your Committee finds that these conditions appear to be necessary to prevent circumstances that may be adverse to public health, safety and welfare and fulfill needs directly emanating from the proposed project.

Your Committee finds that the DPP and the Planning Commission have found that the rezoning proposed in this bill is consistent with the vision, policies, and guidelines set forth in the Primary Urban Center Development Plan established by ROH Chapter 24, Article 2.

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Your Committee further finds that, pursuant to ROH Chapter 24, Article 2, responsible City and State agencies have indicated that adequate public facilities and utilities for the proposed development will be available at the time of occupancy, or that conditions to ensure adequacy are otherwise sufficiently addressed.

Your Committee on Zoning and Planning is in accord with the intent and purpose of Bill 95 (2018) and recommends that, following the Applicant's recordation in the Bureau of Conveyances and/or the Land Court, as is appropriate, of a Unilateral Agreement that conforms in all material respects to the proposed Unilateral Agreement attached hereto, the Bill pass Third Reading. Pursuant to standard Council practice, the Clerk is directed to attach a copy of the executed and recorded Unilateral Agreement as Exhibit "B" to the Bill after transmission of the copy to the Council by the Department of the Corporation Counsel. (Ayes: Pine, Formby, Fukunaga, Menor – 4; Ayes with Reservations: None; Noes: None; Excused: Anderson, Tsuneyoshi – 2.)

Respectfully submitted,


Committee Chair

CITY COUNCIL
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HONOLULU, HAWAII

ADOPTED ON MAR 8 2019

COMMITTEE REPORT NO. 60